

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

20 Saxonwood Drive, Doncaster East Vic 3109

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,720,000

### Median sale price

Median price

\$1,671,900

Property Type

House

Suburb

Doncaster East

Period - From

01/10/2025

to

31/12/2025

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

|   | Address of comparable property     | Price       | Date of sale |
|---|------------------------------------|-------------|--------------|
| 1 | 33 Morinda Cr DONCASTER EAST 3109  | \$2,560,000 | 30/01/2026   |
| 2 | 91 Beverley St DONCASTER EAST 3109 | \$3,250,000 | 20/09/2025   |
| 3 | 5 Linford Cl DONVALE 3111          | \$2,255,000 | 27/08/2025   |

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

16/03/2026 16:02



 5    4    2

**Property Type:** House (Res)

**Land Size:** 697 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,720,000

**Median House Price**

December quarter 2025: \$1,671,900

## Comparable Properties



**33 Morinda Cr DONCASTER EAST 3109 (REI)**

Agent Comments

 4    4    6

**Price:** \$2,560,000

**Method:** Expression of Interest

**Date:** 30/01/2026

**Property Type:** House (Res)

**Land Size:** 651 sqm approx



**91 Beverley St DONCASTER EAST 3109 (REI/VG)**

Agent Comments

 5    4    2

**Price:** \$3,250,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** House (Res)

**Land Size:** 790 sqm approx



**5 Linford Ct DONVALE 3111 (REI/VG)**

Agent Comments

 5    5    2

**Price:** \$2,255,000

**Method:** Private Sale

**Date:** 27/08/2025

**Property Type:** House

**Land Size:** 507 sqm approx

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